

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 18			
% of Funds Committed	81.89 %	92.28 %	16	92.63 %	7	5	
% of Funds Disbursed	66.52 %	86.96 %	17	86.67 %	3	2	
Leveraging Ratio for Rental Activities	0	3.92	17	5.03	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	0.00 %	92.53 %	18	88.14 %	100	0	
% of Completed CHDO Disbursements to All CHDO Reservations***	0.00 %	79.11 %	18	76.19 %	0	0	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	0.00 %	83.37 %	18	81.48 %	0	0	
% of 0-30% AMI Renters to All Renters***	0.00 %	47.52 %	17	45.62 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	0.00 %	98.88 %	18	96.17 %	0	0	
Overall Ranking:			In State:	18 / 18	Nationally:	0	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$0	\$20,568		\$28,750	0 Units	0.00 %	
Homebuyer Unit	\$26,130	\$20,733		\$15,714	30 Units	100.00 %	
Homeowner-Rehab Unit	\$0	\$21,396		\$21,140	0 Units	0.00 %	
TBRA Unit	\$0	\$4,377		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winchester Consortium VA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$0	\$156,952	\$0
State:*	\$84,518	\$109,995	\$31,180
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	5.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 0

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	80.0	0.0	0.0	Single/Non-Elderly:	0.0	10.0	0.0	0.0
Black/African American:	0.0	13.3	0.0	0.0	Elderly:	0.0	13.3	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	50.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	20.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	6.7	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	3.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	3.3	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	16.7	0.0	0.0	Section 8:	0.0	0.0 #		
2 Persons:	0.0	30.0	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	36.7	0.0	0.0	Other:	0.0			
4 Persons:	0.0	6.7	0.0	0.0	No Assistance:	0.0			
5 Persons:	0.0	6.7	0.0	0.0					
6 Persons:	0.0	3.3	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winchester Consortium

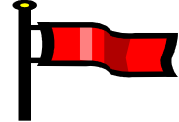
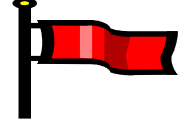
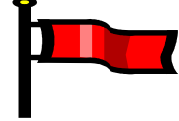
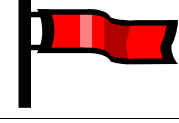
State: VA

Group Rank: 0
 (Percentile)

State Rank: 18 / 18 PJs

Overall Rank: 0
 (Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	0	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	0	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	0	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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